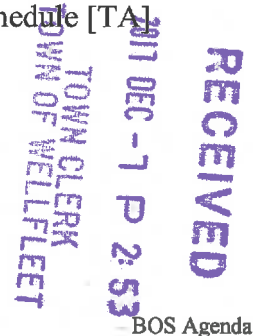




## Board of Selectmen

**The Wellfleet Board of Selectmen will hold a public meeting on Tuesday, December 12, 2017 at 7:00 p.m. at the Wellfleet Senior Center, 715 Old Kings Highway, Wellfleet, MA 02667. It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.**

- I. Announcements, Open Session and Public Comment [7:00]** *Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comment.*
- II. Public Hearing(s) [7:00]**
  - A. Request received from Wellfleet Harbor Actor's Theater, Route 6, for a change of Manager from Jeffry George Cismoski to Christopher Scott Ostrom.
  - B. Request received November 20, 2017 from Ken Kozak to close the Wicked Oyster from January 2, 2018 through February 28, 2018.
  - C. Request received November 22, 2017 from Caroline Parlante to permit The Bombshelter Pub to remain open until 2am on New Year's Eve, December 31, 2017 into New Year's Day, January 1, 2018.
- III. Licenses**
  - A. Vintage Auto, Class II
- IV. Appointments/Reappointments**
  - A. Appointment of Gary Doolittle as full-time Firefighter/Paramedic for the Wellfleet Fire Dept.
  - B. Appointment of Samuel McGough as new on-call member for the Wellfleet Fire Dept.
- V. Use of Town Property - None**
- VI. Business**
  - A. Community Preservation Committee Needs Hearing
  - B. Approval of Host Community Agreement with Atlantic Medicinal Partners, Inc. [TA]
  - C. Discussion of possible disposition of town owned property on Coles Neck Road [TA]
  - D. Update on White Crest Beach Parking Lot expansion [TA]
  - E. Authorization to issue RFP for solar on the landfill [Energy Committee]
  - F. Authorization for Dredging lobbyist [TA]
  - G. Review and approval of 2018 Board of Selectmen meeting schedule [TA]
- VII. Town Administrator's Report**
- VIII. Topics for Future Discussion**
- IX. Correspondence and Vacancy Report**
- X. Minutes**
  - A. November 27, 2017



## **XI. Adjournment**



**BOARD OF SELECTMEN**  
**AGENDA ACTION REQUEST**  
Meeting Date: December 12, 2017

**II**

**PUBLIC HEARING - A**

<b>REQUESTED BY:</b>	Wellfleet Harbor Actors Theater
<b>DESIRED ACTION:</b>	Change in Manager
<b>PROPOSED MOTION:</b>	<b>Move to approve the change in manager for the Wellfleet Harbor Actors Theater from Jeffry George Cismoski to Christopher Scott Ostrom.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____





The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

**AMENDMENT APPLICATION FOR A CHANGE OF MANAGER**

Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.

<b>1. NAME OF LICENSEE</b> (Business Contact)	Wellfleet Harbor Actors Theater, Inc.
ABCC License Number	134800046
City/Town of Licensee	Wellfleet

<b>2. APPLICATION CONTACT</b>			
The application contact is required and is the person who will be contacted with any questions regarding this application.			
First Name:	Christopher	Middle:	Scott
Last Name:	Ostrom		
Title:	Employee	Primary Phone:	508-349-9428 x111
Email:	christopher@what.org		

<b>3. BUSINESS CONTACT</b>			
Please complete this section <u>ONLY</u> if there are changes to the Licensee phone number, business address (corporate headquarters), or mailing address.			
Entity Name:			
Primary Phone:		Fax Number:	
Alternative Phone:		Email:	

<b>Business Address (Corporate Headquarters)</b>			
Street Number:	2357	Street Name:	State Highway Rt. 6
City/Town:	Wellfleet	State:	MA
Zip Code:	02667	Country:	United States of America

<b>Mailing Address</b>		<input checked="" type="checkbox"/> Check here if your Mailing Address is the same as your Business Address	
Street Number:		Street Name:	
City/Town:		State:	
Zip Code:		Country:	

TOWN OF WELLFLEET  
PUBLIC NOTICE

In accordance with M.G.L. Chapter 138, notice is hereby given that the Wellfleet Board of Selectmen will hold a public hearing on Tuesday December 12, 2017 at 7:05 p.m. in the Wellfleet Council on Aging to consider the request from Wellfleet Harbor Actor's Theater, Route 6, for a change of Manager from Jeffrey George Cismoski to Christopher Scott Ostrom.

WELLFLEET BOARD OF SELECTMEN



BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

II

**PUBLIC HEARING - B**

<b>REQUESTED BY:</b>	Ken Kozak, The Wicked Oyster
<b>DESIRED ACTION:</b>	Permission to Close
<b>PROPOSED MOTION:</b>	<b>Move to approve The Wicked Oyster's request for permission to close from January 2, 2018 through February 28, 2018.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____







TEK Restaurant Group Inc.

d/b/a

the wicked oyster

50 main street  
wellfleet, ma 02667

November 20, 2017

To Whom It May Concern,

I am requesting permission to close The Wicked Oyster from January 2, 2018 through February 28<sup>th</sup>, 2018.

We have decided, for the first time in over a decade, to stay OPEN in December. Now, with so many new restaurants open year-round, we thought closing for these months seemed prudent.

We will, as always, be using this time to do renovations and general clean up. It will also allow our year round staff some time off.

Thank you for your consideration.

If you have any questions please feel free to contact me at (508) 221-4197.

Sincerely,

  
Ken Kozak  
Owner

NOV 20 2017

Phone 508-349-3455 • Fax 508-349-3468  
[thewickedoyster@comcast.net](mailto:thewickedoyster@comcast.net)/[www.thewickedo.com](http://www.thewickedo.com)

TOWN OF WELLFLEET  
PUBLIC HEARING

In accordance with M.G.L. Chapter 138, notice is hereby given that the Wellfleet Board of Selectmen will hold a public hearing on Tuesday, December 12, 2017 at 7:05 p.m. in the Wellfleet Council on Aging to consider the following:

- Request received November 20, 2017 from Ken Kozak to close The Wicked Oyster from January 2, 2018 through February 28, 2018.
- Request received November 22, 2017 from Caroline Parlante for permission for The Bomb Shelter Pub to remain open until 2:00 a.m. on New Year's Day.

WELLFLEET BOARD OF SELECTMEN



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

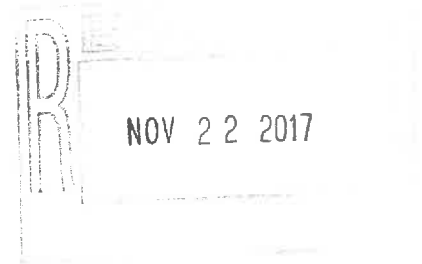
**II**

### PUBLIC HEARING - C

<b>REQUESTED BY:</b>	Caroline Parlante, Bookstore & Restaurant
<b>DESIRED ACTION:</b>	Permission for Bombshelter Pub to remain open on New Year's Eve
<b>PROPOSED MOTION:</b>	<b>Move to approve The Bookstore &amp; Restaurant's request to allow the Bombshelter Pub to remain open until 2am on New Year's Eve, December 31, 2017 into New Year's Day, January 1, 2018.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



Bookstore  
& Restaurant  
EST. 1964, WELLFLEET, CAPE COD



November 22, 2017

Town of Wellfleet  
300 Main St.  
Wellfleet, MA 02667

Dear Selectmen of Wellfleet,

I am writing to request permission for the Bombshelter Pub to remain open until 2am on New Years Eve, December 31, 2017 into New Year's Day January 1, 2018.

Thank you.

Sincerely,

Caroline J. Parlante  
Owner  
Bookstore & Restaurant, Inc.

50 Kendrick Ave ♦ PO Box 1434 ♦ ♦ Wellfleet, MA 02667  
(508)349-3154 ♦ Fax (508)349-9799 ♦ [bookstre@meganet.net](mailto:bookstre@meganet.net)

TOWN OF WELLFLEET  
PUBLIC HEARING

In accordance with M.G.L. Chapter 138, notice is hereby given that the Wellfleet Board of Selectmen will hold a public hearing on Tuesday, December 12, 2017 at 7:05 p.m. in the Wellfleet Council on Aging to consider the following:

- Request received November 20, 2017 from Ken Kozak to close The Wicked Oyster from January 2, 2018 through February 28, 2018.
- Request received November 22, 2017 from Caroline Parlante for permission for The Bomb Shelter Pub to remain open until 2:00 a.m. on New Year's Day.

WELLFLEET BOARD OF SELECTMEN



BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

III

## License

<b>REQUESTED BY:</b>	Principal Clerk
<b>DESIRED ACTION:</b>	Approve license renewal
<b>PROPOSED MOTION:</b>	<b>Move to approve class II license for Vintage Auto.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____







Town of Wellfleet  
300 Main Street  
Wellfleet, MA 02667

2018

**BUSINESS LICENSE APPLICATION**

Fee 125.00  
Processing Fee 50.00  
**TOTAL \$175.00**

Business Name/Map/Lot Vintage Auto  
Mailing Address PO Box 1426  
Town/State/Zip Wellfleet, MA 02667  
Business Street Address 235 Main Street  
Business Telephone 508-349-6900 Cell Federal ID Number 028144680  
Manager Richmond Bell E-Mail Address R-B@COMCAST.NET

**LICENSE TYPE:**

Annual

Seasonal

- |                       |   |                     |
|-----------------------|---|---------------------|
| General               | <input checked="" type="radio"/> Class II | Retail Food         |
| Charter Boat          | Class IV                                  | Food Service        |
| Common Victualler     | Automatic Amusement                       | Residential Kitchen |
| Sunday Entertainment  | Taxi                                      | Catering            |
| Weekday Entertainment | Driver                                    | CMT                 |
| Food Truck            | Trash Hauler                              | Bed & Breakfast     |

If applicant is an individual or partnership, please answer below:

a. Telephone 508-349-6900 HOME 508-349-0007  
b. Name Richmond Bell  
c. Mailing Address PO Box 1426 Wellfleet, MA 02667

Are you engaged principally in the business of buying, selling or exchanging motor vehicles? Yes

If so, is your principal business the buying and selling of second hand motor vehicles? Yes

Is your principal business that of a motor vehicle junk dealer? No

Give a complete description of all the premises to be used for the purpose of carrying on the business:

Office/Store 235 Main Street. Garage in rear/

Are you a recognized agent of a motor vehicle manufacturer? No

If so, state name of manufacturer:

Have you a signed contract as required by Section 58, Class I? No

Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? No

If so, what city or town?

Did you receive a license? For what year?

Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? No

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a Class II license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of Chapter 140 of the General Laws.

Richard Bell  
\*Signature of Individual or Signature of Corporate Officer w/Title (Mandatory)

\_\_\_\_\_  
Corporate Name (Mandatory if Applicable)

028144680  
Federal Identification No.

11/6/17  
Date of Application

\*Approval of a contract or other agreement will not be granted unless this certification clause is signed by the applicant.  
\*\* Your social security number will be furnished to the MA Dept. of Revenue to determine if you have met tax filing or payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed or extended. This request is made under the authority of M.G.L. c. 62C s. 49A.

FOR OFFICE USE ONLY BELOW THIS LINE

Department Head or Designee Signatures

Police	<u>[Signature]</u>	Date	<u>11/17/17</u>	Comment	<u>OK</u>
Fire	<u>[Signature]</u>	Date	<u>11/21/17</u>	Comment	<u>[Signature]</u>
Tax	<u>[Signature]</u>	Date	<u>11/21/17</u>	Comment	
Building	<u>[Signature]</u>	Date	<u>11/30/17</u>	Comment	<u>OK</u>

Received 11/6/17 By (initials) [Signature] Fee Received 775.00 Insurance  Date Issued \_\_\_\_\_

Class II # 855



BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

IV

**APPOINTMENTS/REAPPOINTMENTS - A**

<b>REQUESTED BY:</b>	Chief Pauley
<b>DESIRED ACTION:</b>	Appointment of full-time Firefighter/Paramedic
<b>PROPOSED MOTION:</b>	<b>Move to appoint Gary Doolittle to the position of full-time Firefighter/Paramedic of the Wellfleet Fire Department.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Secoded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# Wellfleet Fire Department



10 Lawrence Road, Wellfleet, MA 02667

Richard J. Pauley, Jr.  
Fire Chief

Phone: (508) 349-3754  
Fax: (508) 349-0318

## *Memo*

TO: Board of Selectmen  
FROM: Chief Pauley  
DATE: December 4, 2017  
RE: Appointment of Full-time Firefighter/Paramedic  
CC: Dan Hoort, Town Administrator

In accordance with Wellfleet Town Charter Section 3-5-3, I have appointed Mr. Gary Doolittle to the vacant position of full-time Firefighter/Paramedic. To comply with the provisions of the Charter, I request your approval of this appointment.

Mr. Doolittle's appointment as a full-time Firefighter/Paramedic will be contingent on a satisfactory pre-employment physical exam and criminal offender records (CORI) check as well as passage of a physical ability test to the standards of the Massachusetts Human Resources Division.

Mr. Doolittle is a resident of Eastham and has been an on-call member of this Department for over four (4) years.

Mr. Doolittle will be hired on a probationary basis for the first 12 months of his employment. As a condition of employment, he will also be required to pass the Massachusetts Fire Academy Recruit Training program.

Respectfully submitted,

Richard J. Pauley, Jr.  
Fire Chief



# Wellfleet Fire Department



10 Lawrence Road, Wellfleet, MA 02667

Richard J. Pauley, Jr.  
Fire Chief

Phone: (508) 349-3754  
Fax: (508) 349-0318

November 16, 2017

Mr. Gary Doolittle  
95 South Sunken Meadow Road  
Eastham, MA 02642

Dear Gary:

This letter is to confirm that you have been offered a position with the Wellfleet Fire Department. It is my pleasure to formally appoint you as a full-time Firefighter/Paramedic effective November 20, 2017. This appointment will be forwarded to the Board of Selectmen for their approval in accordance with Section 3-5-3 of the Wellfleet Town Charter. I expect them to act on this appointment at their meeting on December 12, 2017, and ask that you attend the meeting to be introduced to the Board and to the Town.

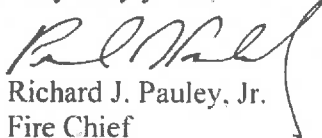
Your appointment is contingent upon passage of a pre-employment medical exam, a physical abilities test, your successful completion of the Region 5 Paramedic mentoring process, and, will be followed by a one year probationary period. You will also be required to complete the Massachusetts Fire Academy Recruit Training Program. Under the terms of the union contract with the Town, your employment may be terminated during this probationary period with or without cause. You will also be expected to enter into an agreement with the Town which will require you to pay back a pro-rated portion of the stipend provided for your Recruit Training should your employment with the Town end sooner than two years after completion of the State Fire Academy.

Your work schedule will consist of four (4) ten and a half (10 ½) hour weekday shifts.

Please contact Theresa to coordinate your pre-employment medical exam and other associated new full-time employee paperwork.

Congratulations Gary! We look forward to your long and successful career with the Wellfleet Fire Department.

Very truly yours,

  
Richard J. Pauley, Jr.  
Fire Chief

cc: Mr. Dan Hoort, Town Administrator  
Lt. Joseph Cappello, President, Wellfleet Permanent Fire Fighters, Local 4342  
Ms. Theresa Townsend, Administrative Assistant





# Gary Robert Doolittle

Eastham, MA 02642

---

## OBJECTIVE

Obtain a position as a professional Paramedic/Firefighter within a respected local department so that I may become part of a team that works to save lives and protect the community.

## CERTIFICATIONS & TRAINING

Paramedic (certification P0902685)	Aug 2017
EMT Basic (certification #895476)	Jun 2012
Firefighter I/II	Jun 2014

## EDUCATION

Paramedic Program Cape Cod Community College	Hyannis, MA Sep 2014-Jun 2015
Firefighter I/II Barnstable County Fire & Rescue Training Academy	Hyannis, MA Jan 2014 - Jun 2014
Emergency Medical Technician Course Sylvester Consultants Inc.	Hyannis, MA Dec 2011 - Jun 2012

## EMPLOYMENT EXPERIENCE

Wellfleet Fire Department EMT/Firefighter-Year-round call/Summer shift full-time	Wellfleet, MA Jan 2013 – Present
---	-------------------------------------

- Perform routine maintenance and training on apparatus
- Respond to dispatched emergency assignments and fire alarms
- Assess patient condition via physical and verbal exams and collecting information at the scene
- Demonstrate high standards of performance, including teamwork, communication and compassion

Walls Construction Carpenter	South Yarmouth, MA Sept 2010 - Present
---------------------------------	---

- Work with a team to execute tasks and projects in different stages of design and/or construction
- Develop and improve hands-on problem solving skills in a fast-paced work environment
- Manage and complete projects within set deadlines

Cape Cod National Seashore Recreation Assistant/Ocean Lifeguard	Eastham, MA Jun-Sept 2008 - 2014
--	-------------------------------------

- Led and communicated with crews to enforce beach regulations and maintain visitor safety
- Developed increased levels of responsibility handling the stressful situations associated with oceanfront lifeguarding
- Made quick decisions when faced with multiple-outcome scenarios

## SKILLS

- Operating/maintaining heavy equipment
- Leadership
- Knowledge of vehicle transmissions and mechanics
- Problem solving/resolution
- Customer service
- Property management
- Basic proficiency in ASL





BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

IV

**APPOINTMENTS/REAPPOINTMENTS - B**

<b>REQUESTED BY:</b>	Chief Pauley
<b>DESIRED ACTION:</b>	Appointment of new on-call member of Wellfleet Fire Department
<b>PROPOSED MOTION:</b>	<b>Move to appoint Samuel McGough as a new on-call member for the Wellfleet Fire Department.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# Wellfleet Fire Department



10 Lawrence Road, Wellfleet, MA 02667

Richard J. Pauley, Jr.  
Fire Chief

Phone: (508) 349-3754  
Fax: (508) 349-0318

**TO:** Board of Selectmen  
**FROM:** Chief Pauley  
**RE:** Appointment of On-Call Fire Department Member  
**DATE:** December 4, 2017

In accordance with the Town Charter, Section 3-5-3, I have appointed Mr. Samuel McGough as a new on-call member for the Wellfleet Fire Department.

Mr. McGough is a resident of Eastham and Nauset Regional High School graduate. He currently works as an electrician apprentice. He is completing his Emergency Medical Technician (EMT) class and we anticipate his certification within the next ninety (90) days.

Mr. McGough has committed to attend the upcoming Firefighter I/II class at the Barnstable County Fire and Rescue Academy.

In accordance with provisions of the Town Charter, I respectfully request your approval of this appointment. This appointment is subject to Mr. McGough successfully passing a pre-employment physical exam and a CORI (criminal records) background check.

Respectfully submitted,

Richard J. Pauley, Jr.  
Fire Chief

CC: Dan Hoort, Town Administrator  
Theresa Townsend, Administrative Assistant



# Wellfleet Fire Department



10 Lawrence Road, Wellfleet, MA 02667

Richard J. Pauley, Jr.  
Fire Chief

Phone: (508) 349-3754  
Fax: (508) 349-0318

December 4, 2017

Mr. Samuel McGough  
395 Glacier Hills Road  
Eastham, MA 02651

Dear Mr. McGough:

Under the Wellfleet Town Charter, appointments to the Fire Department are made by the Fire Chief, subject to approval by the Board of Selectmen.

As we discussed, you did very well in your interview with the Board of Fire Officers, and, it is my pleasure to formally appoint you as a probationary call member of the Department. This appointment will be forwarded to the Board of Selectmen for their approval in accordance with Section 3-5-3 of the Town Charter. I expect them to act on this appointment at their meeting of December 12, 2017, and ask that you be available to attend the meeting with me to be introduced to the Board. I will confirm the exact time with you prior to the 12<sup>th</sup>.

Your appointment to the Department is contingent on passage of a pre-employment physical exam and background check. As a new member, you will be on probationary status of one year from the date of your effective start date.

You will have to complete a series of probationary drills and we expect you to reside within pager range of the fire station to be able to respond to emergency calls.

Please contact our Administrative Assistant Theresa Townsend for the purpose of paperwork completion to continue the process of becoming a Department member.

I very much appreciate your willingness to serve the Town of Wellfleet as an emergency responder and I look forward to working with you as a call member of the Wellfleet Fire Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Pauley, Jr.", is written over a faint, larger version of the same signature.

Richard J. Pauley, Jr.  
Fire Chief

cc: Mr. Dan Hoort, Town Administrator  
Ms. Theresa Townsend





Wellfleet Fire Department  
Call Department Member Application

Personal information

Last name: Mc Gough      First Name: samuel      Middle Initial: L  
 Street address: 395 Glacier Hills Rd      City: Eastham      State: MA      Zip: 02051  
 Mailing address: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_  
 Home phone: \_\_\_\_\_      Work phone: N/A      Cell phone: \_\_\_\_\_  
 Email address: \_\_\_\_\_ @yahoo.com

Are you over 18?  Y /  N

Are you authorized to work legally in the United States  Y /  N

Education and training

High school graduate?  Y /  N

GED  Y /  N

Years of college? 1

Degree(s) and subject(s) exercise science

EMT certified?  Y /  N State, level, and certificate number in progress

Paramedic certified?  Y /  N State and certificate number \_\_\_\_\_

Firefighter I training?  Y /  N Certified?  Y /  N Where were you trained? \_\_\_\_\_

Firefighter II training?  Y /  N Certified?  Y /  N Where were you trained? \_\_\_\_\_

Please list any other fire or medical training you have taken, and any licenses or certificates you hold.

WITS personal trainer

National Seashore lifeguard

BLS (Basic Life support) certified



**Wellfleet Fire Department**  
Call Department Member Application

Employment

Present employer Aboddy Electric -  
Matt Aboddy Your supervisor Matt Aboddy  
Address N/A City/State/Zip Dennis MA 02660  
Phone 1-781-844-4535 Your position electrician apprentice

Employment History

1. Have you ever had your job terminated involuntarily? NO Explain \_\_\_\_\_

When \_\_\_\_\_ Employer \_\_\_\_\_

2. Have you ever been asked to resign? NO Explain \_\_\_\_\_

When? \_\_\_\_\_ Employer \_\_\_\_\_

3. Have you ever left a job with out giving notice? NO How many times? \_\_\_\_\_

Explain \_\_\_\_\_

When? \_\_\_\_\_ Employer \_\_\_\_\_

4. Have you ever received disciplinary action from an employer resulting in a suspension, demotion, or loss of pay? NO Explain \_\_\_\_\_

When? \_\_\_\_\_ Employer \_\_\_\_\_

6



**Wellfleet Fire Department**  
Call Department Member Application

**Employment History, continued**

List below the places you have worked before your current position, starting with the most recent.

Employer Aboody Electric Phone 1-781-844-4535

Address South Dennis

Employed from Sept. to present Your supervisor Matt Aboody

Your position Electrician  
apprentice Reason for leaving N/A

Employer Bluefins Phone 1-509-360-8114

Address 513 Main St Chatham MA

Employed from Aug to present Your supervisor Chantel Baptiste

Your position Food Runner Reason for leaving N/A

Employer Bodystrong Orleans Phone 774-722-1327

Address 21 Old Colony Way Orleans MA

Employed from April 2016 to Aug 2017 Your supervisor Colin Eiterbach

Your position Personal Trainer Reason for leaving School

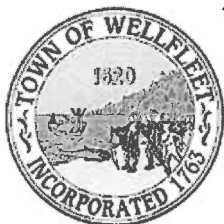
Employer \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Employed from \_\_\_\_\_ to \_\_\_\_\_ Your supervisor \_\_\_\_\_

Your position \_\_\_\_\_ Reason for leaving \_\_\_\_\_





**BOARD OF SELECTMEN**  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

**VI**

**BUSINESS - A**

<b>REQUESTED BY:</b>	Community Preservation Committee
<b>DESIRED ACTION:</b>	Community Preservation Committee Needs Hearing
<b>PROPOSED MOTION:</b>	<b>TBD</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____





## Community Preservation Act

### WELLFLEET NEEDS ASSESSMENT LIST 2017

#### Community Housing Needs

1. Complete projects that have been planned –Paine Hollow, Route 6 Habitat Housing and Old King's Highway Habitat.
2. Create 114 units of affordable housing to meet the needs of local residents and achieve the State guideline of having 10% of year-round housing be affordable.
3. Rally public support, understanding and creative involvement in affordable housing initiatives.
4. Maximize the use of Community Preservation Funds to secure an adequate funding base for a range of housing initiatives.
5. Continue seeking grants, and identifying other funding sources and revenue streams for the Wellfleet Affordable Housing Trust Fund.
6. Work with the Board of Selectmen to gain use of Town owned land within the National Seashore for creation of affordable Senior housing near the Wellfleet Senior Center.
7. Continue to request Town owned land for development of community housing.
8. Promote Affordable Accessory Dwelling Unit (AADU) program.
9. Work with Planning board and ZBA to develop bylaws to promote more Affordable Housing.\*
10. Acquire and develop a site that could support a rental development of up to 20 units.\*
11. Hire a part-time Housing Specialist.\*

#### Recreation

1. Replace Baker's Field Playground.
2. Continue current programs while exploring new ways to serve the recreational needs of the town's citizens of various ages given current growth and changing demographics
  - \* Refurbishing recreational facilities at Baker's Field.
  - \* Contribute to regional effort to extend bike trail from Wellfleet-P-Town.
  - \* Contribute to regional effort to create an indoor/outdoor multiuse sports bubble at the location of the current tennis courts at Nauset Regional High School.
2. Coordinate with town members, existing groups, departments and institutions in the active pursuit of recreational goals and needs.
  - \*Preserve and enhance Town owned ponds and ocean/bay beach facilities with water fountains, showers and/or foot showers.
  - \*Preserve and enhance historic walking trails and fire roads in and around town ponds, ocean/bay beaches & woodlands.
  - \*Explore possibility of a regional indoor swimming pool to be used by all Ages.

\* Indicates new item



## Open Space

1. Preserve threatened resources especially in ACEC land.
2. Protect regional water supply/aquifer.
3. Protect regional wetlands and bordering areas.
4. Protect shellfishing/wildlife habitat.
5. Preserve special and unique vegetation.
6. Provide links with existing conservation land for wildlife corridors.
7. Create/enhance scenic vistas/roadway views.
8. Protect from development and for public access land near ocean, bay and ponds.
9. Seek land for passive recreation.
10. Continue to educate the population regarding the benefits of conservation, and the relationship between excessive growth and ground water quality, waste disposal, harbor health, natural resources and town character.\*

## Historic Preservation

1. Historic Places
  - a) Comprehensive update of Wellfleet's historic properties binder 'Form B' inventory sheets -- most sheets date from 1989\*
  - b) Signs identifying "Points of Historical Interest" (as seen from the Marina)
  - c) Locate and map historic brooks and springs
  - d) Wellfleet Schoolhouses: A Survey
  - e) A History of the Fire Tower (1928/1960 to the present)
  - f) Documentation of Modern Houses (ongoing)
  - g) Billingsgate Island (identify relocated buildings)
  - h) Explore options for preserving the former Cahoon Hollow U.S. Life Saving Station which is in danger of falling into the ocean. Note: this is a privately-owned historic building (Beachcomber)
2. New England Industries (Wellfleet and the Region)
  - a) Railroad Sites across Wellfleet (map and mark, create audio guide)
  - b) Salt Works: Then and Now (monograph)
  - c) Shipbuilding: Then and Now (document the region's vanishing wooden fishing trawlers)
  - d) Cranberry Bogs: Then and Now (monograph)
  - e) Fire and Ice: Ice Houses and Finnish Saunas (monograph)
  - f) Create an online Historical Maps Room (paper copies, optional)
3. Cultural History
  - a) Update 2005 Guide to Monuments, Memorials, and Burying Grounds
  - b) Document Wellfleet's Native American Cultural History and Folklore
  - c) Identify and map local Paths, Cart Ways, Historic Vistas
  - d) A Survey of Local Slang
  - f) Women's Christian Temperance Union water fountain at Town Hall (plaque)
  - g) Digitize Town of Wellfleet Photograph Collection

\* Indicates new item



## 2018 CPA APPLICATIONS

No.	Category	Request	Project	Applicant	CPC Approval Amt.	Date
18-01	Housing	\$100,000	Building Financial Capacity for Housing Needs	Wellfleet Housing Authority		
18-02	Housing	\$100,000	Making Homes Affordable	Wellfleet Housing Authority		
18-03	Housing	\$240,000	Habitat - 2082 Rte. 6 \$180,000 from 2014 Warrant Article	Wellfleet Housing Authority		
18-04	Housing	\$200,000	Campbell-Purcell	Pennrose		
18-05	OS	readjustment	Wellfleet Preservation Hall	Wellfleet. Pres. Hall Inc.		
18-06	Hist	\$20,000	Historical Plan Continuance	Historical Comm.		
18-07	Housing	\$15,000	Cape Housing Institute	CDP		





BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

VI

**BUSINESS - B**

<b>REQUESTED BY:</b>	Town Administrator
<b>DESIRED ACTION:</b>	Approval of Host Community Agreement
<b>PROPOSED MOTION:</b>	<b>Move to authorize the Town Administrator to sign the Host Community Agreement with Atlantic Medicinal Partners, Inc</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____





**ATLANTIC MEDICINAL PARTNERS, INC., HOST COMMUNITY AGREEMENT  
FOR THE SITING OF A MEDICAL MARIJUANA TREATMENT CENTER AND/OR A  
ADULT-USE MARIJUANA ESTABLISHMENT IN THE TOWN OF WELLFLEET**

This Host Community Agreement (the “**Agreement**”) is entered into this \_\_\_\_ day of November, 2017 (the “**Effective Date**”) by and between the Town of Wellfleet, acting by and through its Town Administrator, with a principal address of 300 Main Street, Wellfleet, MA 02667 (hereinafter the “**Municipality**”) and Atlantic Medicinal Partners, Inc. with a principal office address of 1400 Hancock Street, 3<sup>rd</sup> Floor, Quincy, MA 02169 (hereinafter “**Company**”)(Municipality and Company, collectively the “**Parties**”).

**RECITALS**

WHEREAS, Company intends to locate a licensed Medical Marijuana Treatment Center (“**MMTC**”) at 1065 State Highway (Route 6), Wellfleet, MA 02667 (hereinafter the “**Facility**”) for the dispensing of medical marijuana in accordance with the laws of the Commonwealth of Massachusetts (“**MA Law**”) and those of the Municipality (“**Local Law**”);

WHEREAS, when permitted under Local and MA Law, Company intends to locate a licensed, adult-use, Retail Marijuana Establishment (“**RME**”) at the Facility in accordance with MA Law and Local Law;

WHEREAS, Company desires to provide community impact fee payments to the Municipality pursuant to M.G.L. c. 94G, § 3(d) in order to address any reasonable costs imposed upon the Municipality by Company’s operations in the Municipality; and

WHEREAS, the Municipality supports Company’s intention to operate a MMTC for the dispensing of medical marijuana and a RME for the retail sale of adult-use marijuana in the Municipality.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the mutual promises set forth below, the parties agree as follows:

**AGREEMENT**

**1. Host Community Payments.**

- a. **MMTC Related Payments.** In the event that Company obtains a Final Certificate of Registration, or its equivalent, for the operation of a MMTC at the Facility from the Massachusetts Department of Public Health (“**DPH**”) or the Cannabis Control Commission (“**CCC**”) (each a “**Licensing Authority**,” collectively the “**Licensing Authorities**”), as the case may be, and receives all necessary approvals from the Municipality to operate a MMTC, then Company agrees to the following:



- i. The Company shall make annual payments to the Municipality of three percent (3%) of the gross sales of medical marijuana (“**Medical Marijuana**”) at the Facility (the “**MMTC Payment**”).
    - ii. The initial MMTC Payment shall be due on the first day of the fourteenth (14th) month following the date that the Company begins dispensing Medical Marijuana to qualifying patients and their caregivers at the Facility (the “**Initial MMTC Payment**”).
    - iii. Subsequent MMTC Payments shall be due on each anniversary date of the Initial MMTC Payment for the term of the Agreement.
  - b. **RME Related Payments**. In the event that Company obtains a license, or its equivalent, for the operation of a RME in the Municipality from the CCC, and receives all necessary approvals from the Municipality to operate a RME, then Company agrees to the following:
    - i. The Company shall make annual payments to the Municipality of three percent (3%) of the gross sales of recreational marijuana and recreational marijuana products (collectively “**Recreational Marijuana**”) at the Facility (the “**RME Payment**”).
    - ii. The initial RME Payment shall be due on the first day of the fourteenth (14th) month following the date that the Company begins retail sales of adult-use marijuana in the Municipality (the “**Initial RME Payment**”).
    - iii. Subsequent RME Payments shall be due on each anniversary date of the Initial RME Payment for the term of the Agreement.
2. **Term and Termination**. The Term of this Agreement shall be five (5) years from the Effective Date (the “**Term**”). This Agreement shall automatically terminate at the end of the Term. In the event Company ceases all operations in the Municipality, this Agreement shall become null and void. In the event Company loses or has its license(s), approvals, and/or permits to operate in the Municipality revoked by the relevant Licensing Authority(ies) or the Municipality, this Agreement shall become null and void. The Municipality may terminate this Agreement at any time during the Term of this Agreement. The Company shall not be required to cease operations following the termination of this Agreement. The Parties may agree to renegotiate or renew this Agreement prior to the end of the Term.
3. **Payments**. The Company shall make the payments to the Municipality as set forth in Section 1 of this Agreement. While the Municipality has the sole discretion for determining how to spend the MMTC Payment(s) and/or RME Payment(s) (the “**Payments**”), the Municipality understands and acknowledges that, as required by M.G.L. c. 94G, § 3(d), the Payments shall be reasonably related to the costs imposed upon the Municipality by Company’s operation of a MMTC and/or a RME in the Municipality. Furthermore, the Municipality understands and acknowledges that, pursuant to M.G.L. c. 94G, § 3(d), any cost to the Municipality imposed by Company’s operation of a MMTC and/or a RME in the Municipality shall be documented and considered a public record pursuant to MA Law.



4. **Additional Companies.** If the Municipality permits other MMTCs or RMEs to operate in the Municipality and the other MMTC(s) or RME(s) commence operations, the financial obligations of the Company to the Municipality shall be reduced. The reduction shall be determined by dividing the amount of the payment due (the numerator) by the number of MMTCs or RMEs operating in the Municipality (the denominator). If another RME is permitted, the payments due under this Agreement by virtue of Company's RME are divided by two, and the Company would only be responsible for one-half the amounts otherwise called for herein. The value of the denominator shall include the Company.
5. **Acknowledgements.** The Municipality understands and acknowledges that Payments due pursuant to this Agreement are contingent upon the Company's receipt of all state and local approvals to operate a MMTC at the Facility and a RME in the Municipality. In the event that Company is only able to obtain State and local approvals for the operation of a MMTC, but not a RME, in the Municipality, the Municipality acknowledges and agrees that the payments due under this Agreement shall be solely based on Company's gross sales of Medical Marijuana in the Municipality. In the event that Company is only able to obtain State and local approvals for the operation of a RME, but not a MMTC, in the Municipality, the Municipality acknowledges and agrees that the payments due under this Agreement shall be solely based on Company's gross sales of adult-use marijuana in the Municipality.
6. **Review.** During the Term of this Agreement, the Municipality and the Company will review the Payments every twelve (12) months to ensure that the Payments are reasonably related to the costs imposed upon the Municipality by Company's operation of the MMTC and/or the RME in the Municipality (the "Annual Review"). In the event the Annual Review finds that the Payments are not reasonably related to the costs imposed upon by the Municipality by Company's operation of the MMTC and/or the RME in the Municipality, the Parties agree to adjust the Payments to reflect the costs accordingly.
7. **Local Taxes.** At all times during the Term of this Agreement, property, both real and personal, owned or operated by Company shall be treated as taxable, and all applicable real estate and personal property taxes for that property shall be paid either directly by Company or by its landlord, and neither Company nor its landlord shall object or otherwise challenge the taxability of such property.
8. **Community Support and Additional Obligations.**
  - a. Local Vendors – to the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, Company shall use good faith efforts in a legal and non-discriminatory manner to give priority to qualified local businesses and vendors in the provision of goods and services called for in the construction, maintenance, and continued operation of the Facility.



- b. Employment/Salaries – except for senior management, and to the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, Company shall use good faith efforts in a legal and non-discriminatory manner to give priority to hire qualified residents of the Municipality as employees of the Facility.
  - c. The Company shall, at least annually, provide the Municipality with copies of all reports submitted to the Licensing Authority(ies) regarding Company’s operations at the Facility.
  - d. The Company will work cooperatively with all necessary municipal departments, boards, commissions, and agencies ensure that Company’s operations are compliant with all of the Municipality’s codes, rules, and regulations.
9. **Application Support.** The Municipality agrees to submit to the required Licensing Authority(ies) all documentation and information required by the Licensing Authority(ies) from the Municipality for the Company to obtain approval to operate a MMTC and/or a RME at the Facility. The Municipality agrees to support Company’s application(s) for a MMTC and/or a RME with the required Licensing Authority(ies) but makes no representation or promise that it will act on any other license or permit request in any particular way other than by the Municipality's normal and regular course of conduct and in accordance with their codes, rules, and regulations and any statutory guidelines governing them.
10. **Security.** Company shall maintain security at the Facility in accordance with a security plan presented to the Municipality and approved by the Licensing Authority(ies). In addition, Company shall at all times comply with MA Law and Local Law regarding security of the Facility.
11. **Governing Law.** This Agreement shall be governed and construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, without regard to the principals of conflicts of law thereof. The Parties expressly waive any defense to enforcement based upon nonconformance with federal law regarding the illegality of marijuana.
12. **Amendments/Waiver.** Amendments or waivers of any term, condition, covenant, duty or obligation contained in this Agreement may be made only by written amendment executed by all Parties, prior to the effective date of the amendment.
13. **Severability.** If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both Parties would be substantially or materially prejudiced.





14. **Successors/Assigns**. This Agreement is binding upon the Parties hereto, their successors, assigns and legal representatives. The Municipality shall not assign or transfer any interest or obligations in this Agreement without the prior written consent of the Company, which shall not be unreasonably delayed, conditioned, or withheld. The Company shall not assign or transfer any interest or obligation in this Agreement without the prior written consent of the Municipality, which shall not be unreasonably delayed, conditioned, or withheld.
15. **Entire Agreement**. This Agreement constitutes the entire integrated agreement between the Parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the Parties hereto.
16. **Notices**. Except as otherwise provided herein, any notices given under this Agreement shall be addressed as follows:

To the Municipality:

Wellfleet Town Administrator  
300 Main Street  
Wellfleet, MA 02667

To the Company:

Atlantic Medicinal Partners, Inc.  
1400 Hancock Street, 3<sup>rd</sup> Floor  
Quincy, MA 02169

Notice shall be deemed given (a) two (2) business days after the date when it is deposited with the U.S. Post Office, if sent by first class or certified mail, (b) one (1) business day after the date when it is deposited with an overnight courier, if next business day delivery is required, (c) upon the date personal delivery is made, or (d) upon the date when it is sent by facsimile, if the sender receives a facsimile report confirming such delivery has been successful and the sender mails a copy of such notice to the other party by U.S. first-class mail on such date.

**\*\*\* SIGNATURE PAGE FOLLOWS \*\*\***



IN WITNESS WHEREOF, the Parties hereto have duly executed this Host Community Agreement on the date set forth above.

TOWN OF WELLFLEET

ATLANTIC MEDICINAL PARTNERS, INC.

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Name: Daniel Hoort  
Title: Town Administrator

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Name: Stephen Perkins  
Title: President & CEO

DRAFT





BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

VI

**BUSINESS - C**

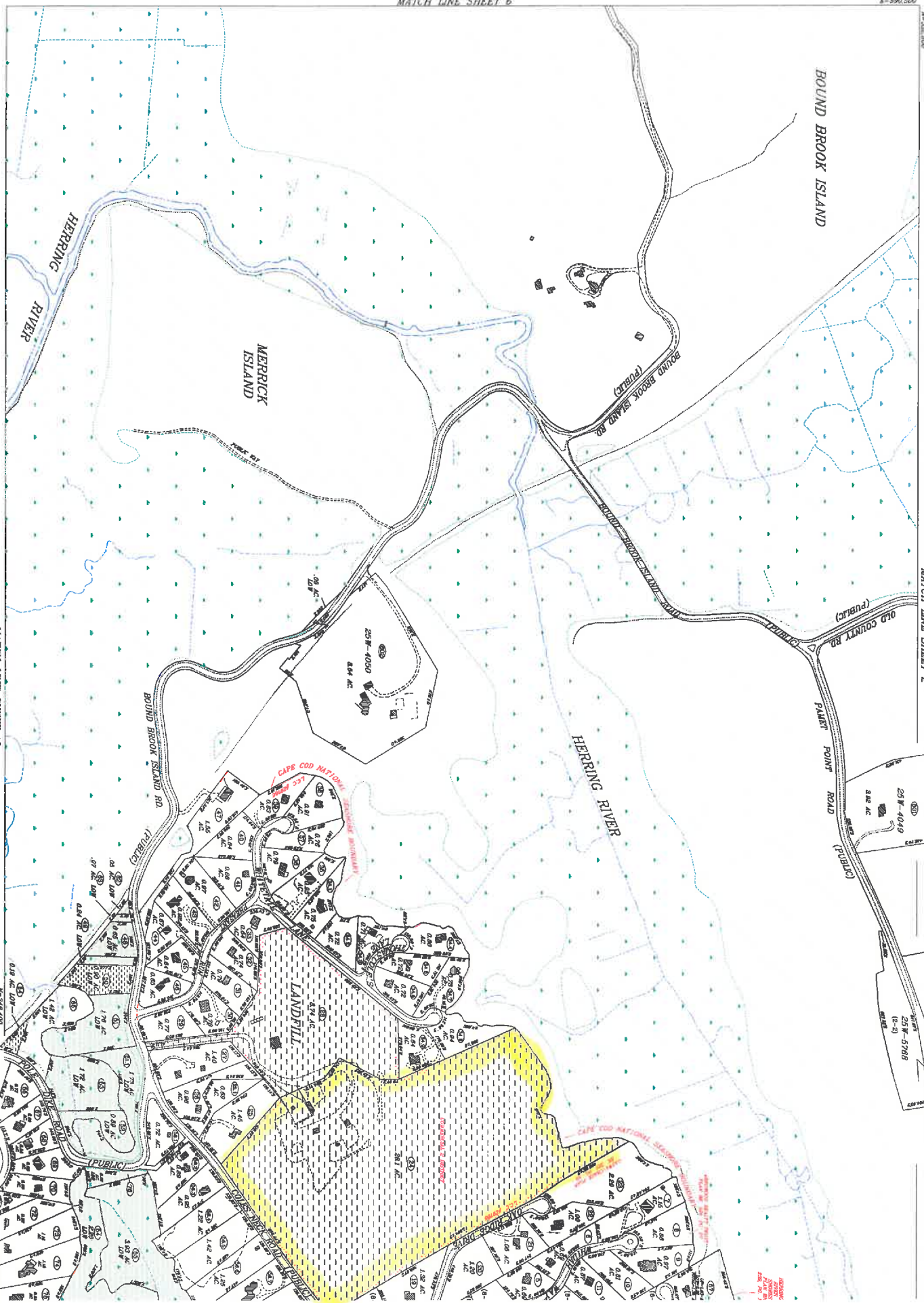
<b>REQUESTED BY:</b>	Town Administrator
<b>DESIRED ACTION:</b>	Disposition of town owned property on Coles Neck Road.
<b>PROPOSED MOTION:</b>	<b>Move to direct the Town Administrator to notify all committees and boards of the potential disposition of town owned land Map 7, parcel 24 to the Wellfleet Housing Authority for the purpose of creating additional housing in the Town of Wellfleet.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



BOUND BROOK ISLAND

MATCH LINE SHEET 2

MATCH LINE SHEET 12







BOARD OF SELECTMEN  
Policy on Disposition of Town-owned Land  
Original Date: September 23, 2003  
2003-1

Revised:  
Reaffirmed:

### **Purpose**

This policy was developed to encourage thorough consideration of requests for transfer of ownership or control of Town-owned land. This policy will attempt to ensure that the process for consideration of any request will take place in an organized, logical and transparent manner, and that all requests will be treated consistently and fairly.

### **General Procedure**

The Board of Selectmen is responsible for all town-owned land that is not otherwise designated to the custody of another board, committee or department. Any town committee or board may petition the Board of Selectmen for recommendation of a specific parcel when they have a need or use for such land based on criteria which reflect the committee's or board's charge as authorized under the Town Charter or other applicable law. The Select Board will instruct the Town Administrator to review such application with all town boards, committees and departments so that they may be aware of such application and offer comments upon it. The Planning Board, because its charge overlaps other committees and boards, will provide its assessment after reviewing the inputs from other committees and boards. The Board of Selectmen shall take such comments into account in deciding whether to pursue the approval of the transfer by a Town Meeting vote.

### **Review Schedule**

1. Any request for disposition of Town-owned property shall be made in writing to the Board of Selectmen accompanied by appropriate maps, an explanation of the intended use and justification based on the committee's, board's or department's charge.
2. Within fourteen (14) days of receiving any request, The Board of Selectmen shall charge the Town Administrator to notify all committees, boards, departments and other potentially interested parties.
3. Any Town committee, board, department or other interested group will evaluate an application based on the charge that the reviewing committee has been given under the Town Charter or other applicable law.



4. Within forty-five (45) days of the Town Administrator's notice, any party wishing to comment on the proposal shall do so in writing, and shall file said written comments with the Town Administrator. The Town Administrator shall forward all comments to the Planning Board and Board of Selectmen. All comments received shall be available for inspection by the public at the Town Administrator's office.
5. The Planning Board will review the application and all comments and shall report to the Board of Selectmen, by way of the Town Administrator, within a period of 30 days from the receipt of the information from the Town Administrator.
6. Within fourteen (14) days of the receipt of comments from the Planning Board, the Town Administrator shall review the comments and make a recommendation to the Board of Selectmen.
7. Within thirty (30) days, the Board of Selectmen shall review the proposal, the comments received, the Town Administrator's recommendation, and shall make a final decision to approve the request and whether to place the request on the Town Meeting Warrant or take any other appropriate action.

#### **Recommended Timeline**

The following timeline is recommended for any proposal requiring *Annual* Town Meeting approval. It is recommended that submissions for this review process should be made at least sixteen (16) weeks prior to any Special Town Meeting.

<b><u>Deadline</u></b>	<b><u>Task</u></b>
November 15	Written proposal submitted to Board of Selectmen
December 1	Town Administrator notifies all committees, boards, departments and other potentially interested parties
January 15	45-day comment period ends and information conveyed to Planning Board
February 14	Planning Board Recommendation to Town Administrator and to Board of Selectmen
March 15	Board of Selectmen final decision to publish in Town Warrant





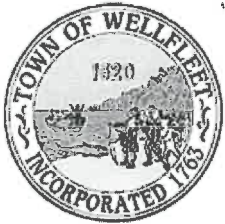
BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

VI

**BUSINESS - D**

<b>REQUESTED BY:</b>	Town Administrator
<b>DESIRED ACTION:</b>	Update on White Crest Beach Parking Lot Expansion
<b>PROPOSED MOTION:</b>	<b>TBD</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____





BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

VI

**BUSINESS - E**

<b>REQUESTED BY:</b>	Energy Committee
<b>DESIRED ACTION:</b>	Approval of solar panels on landfill
<b>PROPOSED MOTION:</b>	<b>Move that the Board of Selectmen authorize the Energy Committee to issue an Request for Proposal for the installation of solar panels on the Wellfleet landfill.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____





## **Wellfleet Board of Selectman Meeting**

**December 12, 2017**

### **Motion – voted unanimously by Wellfleet Energy Committee on 12/5/17**

To recommend that the Board of Selectmen approve the initiation of a competitive bidding process to develop a large scale photovoltaic solar array on the Town's capped landfill for the purposes of reducing the Town's Electricity costs and carbon footprint.

### **Background and Rationale**

In 2014, approval was granted at Town Meeting to proceed with funding of the first steps of this project. Shortly after Town Meeting in 2014 and after pursuing the project for several years, the vote of the Energy Committee was changed to put a hold on moving forward with project. The reason was that new members of the Energy Committee thought that placing solar arrays on town owned buildings would save the town more money than the landfill option. After researching this idea, it was found were problems with each roof of the town owned buildings proposed therefore making this idea not feasible at the time. Shortly thereafter, Wellfleet was approached by an off-Cape entity who owned a large warehouse with a proposed solar array. The Town was offered to participate in a Power Purchase Agreement (PPA) to reduce our energy costs. That project was determined not viable. Since then, Wellfleet Energy Committee has pursued several other PPA opportunities.

In conducting research, an Energy Committee member found that there are more cost savings for the Town if the original proposed solar PV array is placed on the landfill than if the Town enters into a PPA agreement with a third party. In addition, solar array prices have declined considerably and efficiency has increased. Thus, the Energy Committee would like the Board of Selectmen to authorize moving forward with an RFP in order to reopen the project to place a large scale PV array on the capped landfill.

At this point there are 92 renewable (nearly all solar) projects on capped Landfills approved by the Commonwealth of Massachusetts rated at 208.7 megawatts. Of these, 62 projects are currently in operation generating 145.5 megawatts of power. There are 10 projects in operation on Cape Cod: Provincetown, Eastham, Orleans, Brewster, Chatham, Dennis, Barnstable, Falmouth, Harwich, and Mashpee. They became operational between 2014 and 2017.

Due to this significant growth, we believe that solar financing and installation capacity is well developed and proven at this time, including experience with the



Cape's climate, topography, etc. We would expect to receive multiple competitive bids in response to the RFP.

We have received some initial information from one solar installer, as a way to test this belief. BlueSel and InFEWsion have outlined a possible project as follows:

Generation of 504.81 KW annually that would result in 638,584 KWH/YR. This is approximately 83% of the Town's electricity needs. The proposal has two components - leasing the capped landfill land and a Power Purchase Agreement:

A 20-year land lease with a 1% annual escalator with an initial rate of \$16,500 per year for total revenue of approximately \$363,000 over the term of the lease.

A 20-year power purchase agreement (PPA) (a contract between two parties, one which generates electricity (the seller) and one which is looking to purchase electricity (the buyer). The PPA defines all of the commercial terms for the sale of electricity between the two parties, including when the project will begin commercial operation, schedule for delivery of electricity, penalties for under delivery, payment terms, and termination).

InFEWsion would pay for equipment, installation, insurance, and maintenance. There would be no cost to the Town.

Under the preliminary PPA agreement, the Town would receive a 20% discount off the rate paid to Eversource. This would result in a projected savings of \$813,318 (assumes a 2.5% annual Eversource price escalation) over the term of the agreement.

The total projected savings for the Town would be \$1,176,718 (\$813,318 + \$363,000) over 20 years.

### Summary

We believe this project will:

- save the Town money
- lower the Town's carbon footprint
- improve local energy grid resiliency (through possible micro-grid development at some point in the future, providing power outage backup)
- be an important component of the Town's climate change mitigation and adaptation strategy





BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

VI

**BUSINESS - F**

<b>REQUESTED BY:</b>	Dredging Task Force
<b>DESIRED ACTION:</b>	Authorization to hire lobbyist for dredging project
<b>PROPOSED MOTION:</b>	<b>Move to authorize the Town Administrator to hire a lobbyist for the Wellfleet Harbor dredging project at a cost not to exceed \$10,000.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# FBB FEDERAL RELATIONS

## LINDSAY HART, LLP

**Date:** December 4, 2017  
**To:** Joe Aberdale  
**From:** Ray Bucheger, FBB Federal Relations  
**Re:** Federal Advisory Services for Wellfleet Harbor

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Thank you for this opportunity to submit a proposal to assist Wellfleet Harbor in Washington, D.C. FBB is uniquely qualified to represent Wellfleet given our extensive experience working with the White House Office of Management and Budget (OMB), U.S. Army Corps of Engineers (USACE) and Congress to direct funding to recreational and low commercial use ports and harbors.

We believe we can hit the ground running given that we have been informally advising Wellfleet Harbor for several years, and because of the work that Wellfleet Harbor's leadership has done to solicit local support and develop relationships with the Congressional delegation and USACE personnel in the region. This proposal is focused on a limited-term project focused on securing federal funding for Wellfleet Harbor in Federal Fiscal Year 2018.

FBB has a proven record of accomplishment on behalf of ports and harbors. While we have been effective at delivering dredging money to specific ports and harbors, we have also been successful building a national "coalition" of ports and harbors that we worked with to secure political support from Members of Congress from all parts of the country. We leveraged that Congressional support to convince Congressional leaders of the national benefits of maintaining so-called "small" ports and harbors. The result was the "small-port set-aside" included in Water Resources Reform and Development Act (WRRDA) of 2014, ensuring that at least 10% of all Harbor Maintenance Tax (HMT) revenue is dedicated to small ports and harbors. This effort laid the groundwork for Wellfleet to more effectively compete for federal funding.

This proposal is divided into four sections:

1. Our approach for Wellfleet Harbor;
2. Our qualifications;
3. The FBB team; and
4. The proposed retainer.

We are excited about the possibility of going to work for Wellfleet Harbor and we believe it will be a successful relationship that will advance the objectives of the Board of Selectmen in tangible ways.

Sincerely,

Ray Bucheger, Partner

1120 G Street NW, Suite 1020 Washington, DC 20005  
Tel: 202-783-3333 Fax: 202-783-4422  
[www.FederalRelations.com](http://www.FederalRelations.com)





# FBB FEDERAL RELATIONS

## LINDSAY HART, LLP

FBB Federal Relations is the lobbying arm of Lindsay Hart, LLP. We provide cost-effective, client-responsive and efficient government relations services. An effective Federal relations strategy depends upon the capabilities of individuals and accountability to the client – our clients know exactly who is doing the work and that they can reach us when they need us.

FBB Federal Relations focuses exclusively on delivering the highest quality services to our clients. The model works – many clients have stayed with us, either on a contract basis or just a handshake, for over 25 years. These clients include state and local governments, public agencies, trade associations, publicly traded and privately held companies and multinational corporations with the resources to hire whomever they wish, and who have in some cases, moved their government relations work from big firms to ours because they get significantly better service and results.

### OUR APPROACH FOR WELLFLEET HARBOR

Our objective is to secure federal funding for Wellfleet Harbor in the USACE FY18 work plan. Wellfleet Harbor leadership has developed a strong foundation for this effort, through mobilizing local supporters, gaining the attention of the Congressional delegation, and working to have USACE personnel in the region prioritize Wellfleet's project. Key to success is ensuring that support for Wellfleet is consistent throughout the budget making "chain-of-command" and that Congressional delegation staff based in Washington, D.C. are fully prepared to advocate for Wellfleet Harbor in the final stages of the FY18 budget development process.

To that end, we propose that Wellfleet leadership travel to Washington, D.C. as soon as practicable to build upon the work that has been done back in the State, and to ensure leadership gets in front of the final "decision-makers". Proposed meetings include:

- **USACE Headquarters:** As discussed on the phone, the budget-development process begins at the District level. As budget requests move from District to Division to Headquarters, personnel at each successive level are responsible for "racking and stacking" projects based on a number of factors. The higher a project is ranked, the higher is the likelihood that project will receive funding. As budget requests move up the budget-making "chain-of-command", the number of projects competing for funds increases substantially, which means that support at the District level does not necessarily equate to success in Washington, D.C. Wellfleet Harbor leadership has done a good job getting the attention of the Corps District and Division, but for all effective purposes, Corps leadership in Washington, D.C. lack familiarity with Wellfleet's dredging project. Unfamiliarity often leads to a lower ranking, which can often take a project out of the running for critical funding.
- **White House Office of Management and Budget (OMB):** OMB is the final stop in the budget-making process, and this agency has final say over the Corps budget. Given



national budget constraints, we have found that OMB is generally biased against providing funding for small ports that don't support cargo movements. However, we have found that OMB tends to be open to funding small ports that take the time to make their case for why funding their project is in the national interest.

- **Congressional Delegation:** With so many demands on their time, we need to be sure that Senators Warren and Markey, and Congressman Keating (and their Washington, D.C. staff) are focused on Wellfleet Harbor. Although delegation staff based in the State are aware of Wellfleet's needs, understand the economic impact of the dredging project, and appreciate the local support, there is sometimes a disconnect between local staff and DC staff. The Corps of Engineers and OMB will consider input from Congress during the budget development process; outreach by the Congressional delegation is generally conducted out of the Washington, D.C. office.

## OUR QUALIFICATIONS

### *A Full Time Presence in Washington, D.C.*

The importance of having a full-time presence in Washington, D.C. cannot be overstated. Effective Federal representation requires the ability to not only navigate a complex and constantly changing political environment, but also to respond promptly and in person in order to meet the often unpredictable and unscheduled demands of government officials, Members of Congress and Capitol Hill staffers. In fact, we have found time and again that the old adage is true: the squeaky wheel gets the grease. With literally thousands of cities, counties, states, non-profit organizations, associations and companies fighting for limited time and attention, it is those that have strong relationships with key people in Washington, D.C. – and a constant presence in front of those people – that are most likely to be effective.

### *Playing to Your Strengths and Understanding Your Weaknesses*

Being successful in Washington, D.C. requires effectively leveraging any client's particular strengths. One of the Wellfleet Harbor's greatest strengths is the economic impact study that has been done for this project. When deciding where to utilize limited dollars, especially at ports and harbors that don't handle cargo, USACE is prone to gravitate towards projects that have quantified the economic benefits of spending federal money. Another strength is the fact that the need is so great. While this may seem to be counterintuitive, the fact is that members of Congress and federal agencies are often most responsive to "emergency" situations. Based on the pictures of current conditions, we can make a case that this is such a situation.

As we talk about strengths, we also need to be mindful of factors that will make this initiative more difficult, starting with the fact that the federal project is only authorized to a depth of -6 feet. This is a weakness since it limits the potential sources of funding for this project within the USACE O&M budget.



### ***Keeping You “In the Know”***

We excel at keeping our clients updated on Federal developments impacting their interests. Our commitment will be to keep the Board of Selectmen immediately apprised of developments on all issues affecting Wellfleet Harbor, to keep updates short and to the point, and to ensure you hear the news from us first. Our clients will attest that they can always reach us and that we respond quickly and at all hours.

### **THE FBB TEAM**

At FBB Federal Relations, we believe the clients must know exactly who is doing the work, and know that they can reach us. The following individuals with substantial and varying expertise will be performing services for Wellfleet Harbor:

- **Ray Bucheger** has more than a decade of experience in Washington, D.C. Ray worked on Capitol Hill for Senator Paul Wellstone (D-MN) and Senator Herb Kohl (D-WI), as well as in the Washington, D.C. office of Wisconsin Governor Jim Doyle. As a lobbyist, he has developed relationship with members of Congress and staff from both sides of the aisle, and has worked closely with various Trump Administration officials over the past year. Drawing on his diverse experience and extensive contacts at the White House, throughout the Executive Branch, and on Capitol Hill, Ray guides his clients through a wide range of issue areas, including energy, infrastructure, surface and maritime transportation, transit, taxes, trade, defense, homeland security, and tribal issues. Ray achieves results by building multi-state, bi-partisan coalitions on and off Capitol Hill. Ray earned his undergraduate degree and Masters Degrees at Marquette University.
- **Peter Friedmann** received a BA and law degree from the University of Washington before serving as Chief Counsel to the Maritime, Coast Guard, and Ocean Policy Subcommittees on the U.S. Senate Committee on Commerce, Science & Transportation. While on the committee, he drafted and enacted legislation covering federal reforestation tax credits; the Ocean Shipping Act; Harbor Maintenance Fee and Barge Fuel Tax; truck weight limits; Foreign Trade Zone amendments; international investment tax incentives; alternative energy and conservation tax credits; and international treaty implementation legislation. Peter has delivered millions of dollars of tangible benefits to clients in Washington and throughout the Pacific Northwest, while simultaneously being a nationally recognized and frequently quoted authority on transportation and other economic development issues, and a speaker at national and international conferences. Peter’s breadth and depth of experience provides PNW interests with a valuable perspective not generally offered by those who focus exclusively on the region.
- **Kathy Beaubien** focuses on Federal regulatory policy and Congressional appropriations. Her responsibilities include monitoring and analysis of Federal regulation and legislation; drafting and advocating for legislation; developing briefing materials and lobbying strategies; lobbying Capitol Hill and the Executive Agencies; interaction with business coalitions; and public speaking engagements on trade, transportation and economic development issues. Kathy graduated With Honors from the University of Virginia’s



prestigious Echols Scholar program, and joined the firm in 1991.

- **Abigail Struxness** provides legislative and regulatory research and guidance on transportation and economic development funding and regulation, trade compliance matters, and up-to-the-minute briefings on domestic and international trade, transportation and economic development issues. She organizes and manages special events and communications for our membership associations and other clients. Previously, Abigail held positions at Business Oregon, the Washington International Trade Association, and the National Association of Foreign Trade Zones facilitating the promotion of exports and international trade policy. Abigail graduated Magna Cum Laude and Phi Beta Kappa from the University of Puget Sound in Tacoma, Washington.
- **Stephen Hudson** covers hearings, tracks legislation, and conducts in-depth legislative research for FBB clients. Stephen also organizes meetings on Capitol Hill and with federal agencies, and prepares lobbying materials for clients. His previous experience includes several years working with an international NGO, as well as legislative internships with the office of U.S. Senator John Barrasso and the U.S. Travel Association. He graduated summa cum laude from the University of Wyoming.

#### **PROPOSED RETAINER**

Because of our smaller firm size, our billing rates tend to be less than those of larger firms. Our overhead costs are significantly less, and we pass these savings on to our clients. This ability to combine great effectiveness with reasonable billing levels is the reason that our clients range from public agencies to sophisticated multinational corporations that demand first-rate results.

We propose a project-specific contract with an hourly fee of at \$350, which is a discount to our normal hourly fee. In addition, actual expenses and reimbursements for transportation to and from meetings in Washington, D.C. will be billed without markup. Any travel expenses will be subject to prior approval by the Board of Selectmen, or their representative.







BOARD OF SELECTMEN  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

VI

**BUSINESS - G**

<b>REQUESTED BY:</b>	TA
<b>DESIRED ACTION:</b>	Approval of 2018 meeting schedule
<b>PROPOSED MOTION:</b>	<b>Move to approve the 2018 Board of Selectmen meeting schedule as attached.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# TOWN OF WELLFLEET

## BOARD OF SELECTMEN 2018 MEETING SCHEDULE

(APPROVED DECEMBER 12, 2017)

REGULARLY SCHEDULED AT 7:00 P.M. ON THE SECOND AND FOURTH TUESDAY OF THE MONTH  
AT THE COUNCIL ON AGING (715 OLD KING'S HIGHWAY) UNLESS OTHERWISE NOTED.

2018 Board of Selectmen Meeting Dates	Location of Meeting	Filing Deadline for Board Agenda Items
January 9	COA	January 4
January 23	COA	January 18
February 13	COA	February 8
February 27	COA	February 22
March 13	COA	March 8
March 27	COA	March 22
April 10	COA	April 5
April 23 (ATM, 6 p.m.)	School	April 19
May 8	COA	May 3
May 22	COA	May 17
June 12	COA	June 7
June 26	COA	June 21
July 10	COA	July 5
July 24	COA	July 19
August 14	COA	August 9
August 28	COA	August 23
September 11	COA	September 6
September 25	COA	September 20
October 9	COA	October 4
October 23	COA	October 18
November 13	COA	November 8
November 27	COA	November 20
December 11	COA	December 6
December 18 (with FinCom)	COA	December 13

*ADDITIONAL MEETINGS MAY BE SCHEDULED AS NEEDED.*

### LEGAL HOLIDAYS TOWN HALL WILL BE CLOSED

January 1, 2018 New Year's Day	Jan 15, 2018 Martin Luther King Day	Feb 19, 2018 Presidents' Day
April 16, 2018 Patriots' Day	May 28, 2018 Memorial Day	July 4, 2018 Independence Day
September 3, 2018 Labor Day	October 8, 2018 Columbus Day	November 11, 2018 Veterans Day (celebrated 11/12)
Nov 22, 2018 Thanksgiving Day	Nov 23, 2018 Friday after Thanksgiving Day	December 25, 2018 Christmas Day





**BOARD OF SELECTMEN**  
**AGENDA ACTION REQUEST**  
Meeting Date: December 12, 2017

**VII**

**TOWN ADMINISTRATOR'S REPORT**



# TOWN OF WELFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleetma.org

To: Board of Selectmen  
From: Dan Hoort, Town Administrator  
Subject: Town Administrator's Report  
Date: December 7, 2017

This report is for the period November 25 through December 8, 2017.

1. General
  - none
2. Fiscal Matters
  - Town Administrator's FY 2019 budget has been delivered to Board of Selectmen and Finance Committee.
3. Meetings
  - November 27 – Staff Budget meeting
  - November 28 – Board of Selectmen meeting
  - November 29 – Staff Budget meetings
  - November 29 – Finance Committee meeting
  - November 30 – Meeting with liaisons to Senator Warren, Senator Markey and Congressman Keating regarding dredging
  - December 1 – Budget delivered to Board of Selectmen
  - December 4 – Attended Recovery 349 meeting
  - December 8 – Meeting in Taunton with Mass. Dept. of Transportation
4. Complaints.
  - none
5. Miscellaneous.
  - none
6. Personnel Matters:
  - Executive Assistant to TA/BOS Secretary to start on December 11<sup>th</sup>









**BOARD OF SELECTMEN**  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017

**IX**

**CORRESPONDENCE AND VACANCY REPORT**



Date: December 7, 2017  
To: Board of Selectmen  
From: Jeanne Maclauchlan  
Re: Vacancies on Town Boards

**Building and Needs Assessment Committee (5 Members)**

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

**Cable Advisory Committee (5 Members)**

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	1 year

Requesting Appointment: No applications on file

**Commission on Disabilities (up to 7 Members)**

Vacant Positions	Appointing Authority	Length of Term
6 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

**Comprehensive Wastewater Management Planning Committee (7 Members)**

Vacant Position	Appointing Authority	Length of Term
3 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

**Council on Aging Committee (11 Members)**

Vacant Position	Appointing Authority	Length of Term
1 Position	Board of Selectmen	7 months to complete term

Requesting Appointment: No applications on file

**Cultural Council (no more than 15 members)**

Vacant Positions	Appointing Authority	Length of Term
2 positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

**Energy Committee (11 members total)**

Vacant Positions	Appointing Authority	Length of Term
1 BOS Rep	Board of Selectmen	3 years

**Finance Committee (9 members, 2 alternate)**

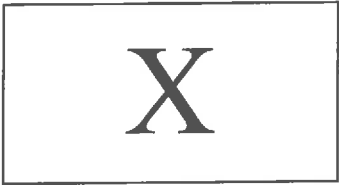
Vacant Positions	Appointing Authority	Length of Term
1 Position	Town Moderator	3 years
2 Alternate Positions		3 years

Requesting Appointment: No applications on file





**BOARD OF SELECTMEN**  
AGENDA ACTION REQUEST  
Meeting Date: December 12, 2017



**MINUTES**

<b>REQUESTED BY:</b>	<b>Town Administrator</b>
<b>DESIRED ACTION:</b>	Approval of meeting minutes
<b>PROPOSED MOTION:</b>	I move to approve the minutes of November 28 <sup>th</sup> , 2017 as printed/as amended.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# DRAFT

**Wellfleet Board of Selectmen  
Minutes of the Meeting of November 28, 2017  
Wellfleet Senior Center 7:00 p.m.**

**Present:** Kathleen Bacon, Jerry Houk, Janet Reinhart, Helen Miranda Wilson; Town Administrator Dan Hoort

**Regrets:** Dennis Murphy

Vice-chair Reinhart called the meeting to order at 7:00 p.m.

## **ANNOUNCEMENTS**

- Shelia Lyons commented on the need for greater awareness of the Wellfleet Forum and announced topics for the next two Wellfleet Forum meetings: December 4, 2017 - Discussion of Library and Outer Cape Health Services and December 11, 2017 - the Cape Cod Commission.
- Police Chief Ron Fisette urged people to participate in the ongoing holiday Toys for Tots program and the Stuff a Cruiser with Toys program on Sunday, December 3, 2017.
- Janet Reinhart commended the Chamber of Commerce for their *Annual Review and Report*.

## **PUBLIC HEARING**

*Vice-chair Reinhart opened the public hearing at 7:05 p.m.*

### ***Flying Fish Café Request for One Day Extension of Seasonal Liquor License<sup>1</sup>***

Sarah Robin explained her request for a one day extension of the seasonal liquor license for Flying Fish Café on December 9, 2017.

Wilson moved to approve an extension of the All Alcohol Seasonal Liquor license for the Flying Fish Café through December 9, 2017. Kathleen Bacon seconded, and the motion carried 4-0.

*The public hearing closed at 7:08 p.m.*

## **LICENSES<sup>2</sup>**

Reinhart read the list of Common Victualler licenses. Wilson recused herself from voting on Moby Dick, which was then removed from the list for a separate vote.

Bacon moved to approve the following Common Victualler licenses, excluding Moby Dick's:

- Blackfish Variety

- Boathouse Fish Market
- Bob's Sub & Cone
- Bocce Italian Grill
- Box Lunch
- Catch of the Day
- Express Mart
- Hatch's Fish Market
- JB's Pizza Bar & Grill
- Mainstay Motor Inn
- Moby Dick's
- Pearl Restaurant
- PJ's Family Restaurant
- Seaberry Surf Gift Shop
- Van Rensselaer's
- Wellfleet Marketplace
- Winslow's Tavern

Wilson seconded, and the motion to approve the Common Victualler licenses carried 4-0.

***Moby Dick's Common Victualler License***

Bacon moved to approve Moby Dick's Common Victualler license. Jerry Houk seconded, and the motion carried 3-0, with Wilson recused.

***Weekly Entertainment Licenses***

Reinhart read the list of establishments seeking a Weekly Entertainment license. Wilson recommended that the restaurants ~~become acquainted~~ **be copied** with the Town's Noise Bylaw. Bacon moved to approve the Weekly Entertainment licenses for the following restaurants with the inclusion of the text of the Noise Bylaw with the licenses:

- Bocce Italian Grill
- Pearl Restaurant
- Van Rensselaer's

Wilson seconded, and the motion carried 4-0.

***Automatic Amusement***

Reinhart said Automatic Amusement licenses were being requested for Bob's Sub & Cone and the Southfleet Motor Inn.



Kathleen Bacon moved to approve the Automatic Amusement licenses for:

- Bob's Sub & Cone
- Southfleet Motor Inn

Wilson seconded, and the motion carried 4-0.

### **APPOINTMENTS/REAPPOINTMENTS**

The Board postponed a decision for the appointment of Anabel Ressler, who was not present to discuss her interest in filling a vacancy on either the Planning Board or the Shellfish Advisory Board.

### **USE OF TOWN PROPERTY<sup>3</sup>**

#### ***Use of Town Hall - Summer 2018 Book Fairs***

Wilson moved to approve the request of the Friends of the Wellfleet Library to use the Town Hall east-side driveway for their Annual Book Sales from 7:00 a.m. to 2:30 p.m. on July 8, 2018 with a rain date of July 15, 2018, and on August 5, 2018 with a rain date of August 12, 2018. The event fee is waived. Bacon seconded, and the motion carried 4-0.

#### ***Chamber of Commerce Holiday Tree Lighting and Sing-Along***

Bob Morrill from the Chamber of Commerce explained the Tree Lighting Ceremony, which may be the last one for the present trees.

Bacon moved to approve the request of the Chamber of Commerce to use the lawn area in front of Town Hall for the Town 's Holiday Tree Lighting and Sing-Along on December 9, 2017, from 4:00 p.m. to 5:30 p.m. subject to the conditions listed on the application form with no event fee. Wilson seconded, and the motion carried 4-0.

#### ***WOMR Wellfleet Sprint Triathlon Fundraiser***

Kathleen Walker from the Wellfleet Sprint Triathlon explained who benefits from this annual event. Considering the Town services requested for the event, Bacon questioned the absence of an event fee. It was determined that the DPW is charging for services, and the trash pick-up will be the responsibility of the event organizers.

Wilson moved to approve the request of WOMR to use Long Pond, the grassy area around the pond and the parking lot, for the Wellfleet Sprint Triathlon fundraiser on Saturday, June 2, 2018, subject to the conditions as listed on the application form, with no event fee. WOMR shall provide proof of insurance and is responsible for a police detail, toilets and trash removal. Bacon seconded, and the motion carried 4-0.

## BUSINESS

### *Police Building Renovations Update<sup>4</sup>*

The Building Needs Committee Chair Harry Terkanian, Police Chief Ron Fiset, Rick Pomroy of Pomroy Associates, and Todd Costa of Kaestle Boos Associates architectural firm presented a three-part update on the Police building renovation and contract amendments. Their presentation covered a budget update, a schedule update and extra architect services.

Mr. Pomroy began with a budget update, explaining contingency figures and change orders (COs) that they are requesting. He said they are underbudget at this time. Harry Terkanian said all problems in the old building have been uncovered. Now they would deal with anticipated work. No additional grants have been secured for the project at this time.

The project schedule, Mr. Pomroy, explained has met with challenges. The official start date was December 20, 2016 with a completion date of April 20, 2018. JJ Cardosi is now requesting an extension till June 4, 2018 because of delays, which caused fragmentation of the work. They anticipate getting the building fully enclosed by during December. That will leave the interior work to be completed by Memorial Day, he said.

Harry Terkanian gave background on the conceptual architect's design with plans for a phased construction on site. This was changed so as to accommodate the Police Department in temporary units during construction. That meant there was an extra design element for the temporary quarters. Another change was for an elevator/lift, which also increased the architect's fee. There is also a budget increase because of the extended contract duration. Architect Todd Costa reviewed the process that Harry Terkanian had outlined. Harry Terkanian said there was an addendum to the bid to extend the contract. The Police Building Committee had unanimously approved the three adjustments to the architect's contract: additional services related to an elevator/lift appeal for \$24,800; the extension of the contract duration from 12 months to 16 months for \$21,600; and the temporary facility design and oversight for \$72,500.

When Wilson expressed her concerns about the roofing schedule, Mr. Pomroy explained there are two layers of waterproof material on the roof protecting it before the shingles are installed. He anticipated that the shingling would be completed by next week. The side-walling will begin in the next few weeks, he said. Interior materials are inside the building ready to be installed.

Bacon thanked Harry Terkanian for his work on the project and commended Mr. Pomroy and Mr. Costa for the integrity of their presentation of the work.

Bacon moved to approve the three amendments to the Kaestle Boos Associates Architectural Services contract as presented and recommend by the Police Building Committee.

Wilson seconded, and the motion carried 4-0.

#### ***Approval of Contract for Fiber Optics Expansion<sup>5</sup>***

Town Administrator Dan Hoort explained the contract approval for an expansion of the fiber optic network to the Wellfleet Public Library, the DPW building and the Council on Aging building. Anyone along those routes would be able to hook up to the network at a low cost. He said he'd speak to the carriers about adding an antenna to the **Municipal Water System's** water tank for expanded internet service in town. Bacon suggested locating a cell tower for the network at the Town sandpit, instead of the water tower.

Members of the Board discussed whether the COA should be included in the plan. Dan Hoort said it might be possible to extend the network further along Old King's Highway if the COA was connected. Harry Terkanian said one benefit of wiring the COA building was to allow live streaming of meetings. He also offered his assistance for the entire fiber optic expansion effort.

Audience member David Crickets requested the total cost. Dan Hoort supplied a figure of \$86,775.

Bacon moved to authorize the Town Administrator to sign the contract for the expansion of the Open Cape fiber optic network to the Wellfleet Public Library, the Department of Public Works building and the Council on Aging building. Wilson seconded, and the motion carried 4-0.

#### ***Town Administrator Review***

Dan Hoort suggested postponement of his performance review until the next meeting since Chair Dennis Murphy was absent.

Wilson moved to postpone the report of the Town Administrator's review to another meeting. Bacon seconded, and the motion carried 4-0.

#### ***Town Administrator's Report<sup>6</sup>***

Dan Hoort said he has been getting the Budget prepared. He will be meeting with government representatives about the harbor dredging project. He explained that the Route 6 redesign

conference call has led to plans to meet with the DOT to tell them a round-about, **which the DOT is proposing**, is not a workable solution for the Main Street-Route 6 intersection. Dan Hoort discussed how out of state drivers do not know how to deal with a round-about. Bacon stressed that the solution needs to be resolved. Wilson said that **one of the original intents for the redesign** was to increase bicycle safety, which a round-about does not achieve. Bacon said she had witnessed the engineer spend only thirty-five minutes studying the intersection.

Wilson asked about the meeting with the **proposed** medical marijuana **dispensary owners**. She was concerned **about that the process for opting for a local-hiring preference was being followed by the Town.** ~~hiring practices and a local option.~~ Dan Hoort said the medical marijuana dispensary representatives will be back at the first meeting in December.

### **Topics for Future Discussion**

Selectmen offered their suggestions for topics to discuss at a future meeting. Reinhart suggested a better communication system through once-a-year meetings with every board, committee and department. She also suggested forming a committee or task force for mapping plans for the Town for the next five to ten years. Assistant Town Administrator Brian Carlson said that the Local Comprehensive Plan Implementation Committee could do this. Wilson recommended better communications between committees as well.

### **Correspondence and Vacancy Report<sup>7</sup>**

The Board received the Correspondence Report of November 15 through November 29, 2017.

### **Minutes**

Wilson moved to approve the amended minutes of November 14, 2017. Kathleen Bacon seconded, and the motion carried 4-0.

### **Adjournment & Executive Session**

There was a need to go into Executive Session to discuss collective bargaining with the Wellfleet Police Officers Union.

Reinhart moved to adjourn the public meeting and enter into Executive Session for the following reasons:

Pursuant to G.L. c. 30A, §21(a)(3), to discuss strategy with respect to collective bargaining and litigation if the Chair declares that an open meeting may have a detrimental effect on the Town's

bargaining and litigating position, the Board will review the current collective bargaining status and strategy recommendations for the Wellfleet Police Officers Union, the regular meeting be adjourned and the Selectmen enter into Executive Session. The Board will not reconvene in public session after the Executive Session.

Bacon, Reinhart, Wilson and Houk each said *aye*.

The regular meeting was adjourned at 8:30 p.m.

Respectfully submitted,

---

Mary Rogers, Secretary

**Public Records Material for the Meeting of 11/28/17**

- 1.) Flying Fish request for one-day extension of seasonal liquor license
- 2.) Licenses
- 3.) Use of Town Property request by Friends of the Public Library, Chamber of Commerce, and WOMR for Sprint Triathlon
- 4.) Police building renovation update
- 5.) Contract for fiber optics expansion
- 6.) Town Administrator's Report
- 7.) Correspondence Report of November 15-28, 2017

